Richard Kendall
Estate Agent

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52 Whinney Moor Avenue, Wakefield, WF2 8RJ

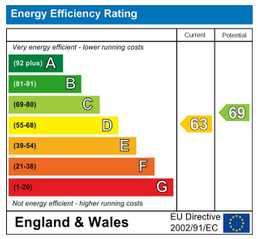
For Sale Freehold £165,000

A superb opportunity to purchase this exceptionally well presented three bedroom semi detached home, finished to a high standard throughout and offering stylish, well proportioned accommodation together with off road parking and a landscaped rear garden.

The property is accessed via a side composite entrance door leading into a spacious entrance hall. From here there is an open archway into the impressive living room, featuring a multi fuel cast iron stove, together with access to the modern fitted kitchen, understairs storage cupboard and downstairs W.C. The kitchen is fitted with high gloss units and a range of integrated appliances, while the living room leads through into the sitting / dining room, where full height glazing and French doors take full advantage of the outlook over the rear garden. To the first floor are three well proportioned bedrooms and a modern three piece house bathroom, which also benefits from useful built-in storage. Externally, to the front is a concrete and pebbled driveway providing off road parking for two vehicles. A shared paved pathway leads along the side of the property and through to the landscaped rear garden. The rear garden features a generous L-shaped patio, attractive lawn, planted borders, a water feature, timber wood store and a large shed with power, all enclosed by timber fencing.

The property is well placed for local amenities and schools, with regular bus services providing connections towards Wakefield city centre. The M1 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

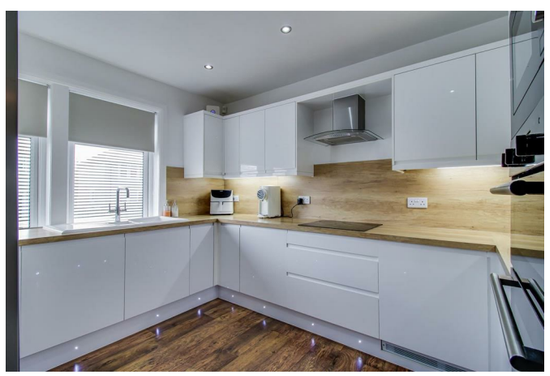
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCCE HALL
Composite side entrance door leading into the entrance hall. Laminate flooring and staircase with handrail providing access to the first floor landing. UPVC double glazed window overlooking the rear aspect. Three doors provide access to the downstairs W.C., understairs storage cupboard and modern fitted kitchen. Feature open archway leading into the living room.

DOWNSTAIRS W.C.
4'1" x 3'0" (1.26m x 0.93m)
Fitted with a concealed cistern low flush W.C. and wall mounted wash basin with chrome mixer tap. Fully tiled walls, laminate flooring and UPVC clad ceiling.

KITCHEN
11'8" x 9'11" (3.56m x 3.04m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching laminate upstands. Twin integrated oven and grill with integrated microwave above. Space for an American style fridge freezer, integrated full size Kenwood dishwasher, integrated washing machine and tumble dryer. One and a half bowl ceramic sink and drainer with chrome mixer tap. Four ring CDA ceramic hob with extractor hood and curved glazed surround above. Plinth lighting and inset spotlights to the ceiling. Two UPVC double glazed windows overlooking the front aspect.



LIVING ROOM
19'10" x 13'1" (6.06 x 4.01)
Laminate flooring and central heating radiator. Feature multi fuel cast iron stove set on a solid stone hearth with tiled decorative inset, positioned within the chimney breast. Two UPVC double glazed windows overlooking the front aspect. Composite door providing access into the sitting / dining room.

SITTING/DINING ROOM
15'5" x 9'4" (4.71m x 2.87m)
Laminate flooring and central heating radiator. Full height UPVC double glazed windows overlooking the landscaped rear garden. UPVC double glazed French doors opening directly onto the patio area. Wall mounted light and power points.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation and loft access. Four doors provide access to three bedrooms and the modern house bathroom

HOUSE BATHROOM
7'9" x 6'10" (2.37m x 2.10m)
Fitted with a three piece suite comprising panelled bath with chrome mixer tap, glazed shower screen and separate electric shower over, low flush W.C. and wall mounted wash basin with chrome mixer tap. Chrome ladder style heated towel radiator, fully tiled flooring and half tiled walls. Frosted UPVC double glazed window overlooking the side elevation. Three useful storage cupboards with fixed shelving.

BEDROOM ONE
12'11" x 12'5" (3.96m x 3.80m)
Two UPVC double glazed windows overlooking the front elevation. Laminate flooring, central heating radiator and ceiling fan.

BEDROOM TWO
11'8" x 10'1" (3.58m x 3.08m)
Two UPVC double glazed windows overlooking the front elevation. Laminate flooring, central heating radiator and ceiling fan.

BEDROOM THREE
10'6" x 6'11" (3.21m x 2.11m)
UPVC double glazed window overlooking the rear elevation. Laminate flooring, central heating radiator and ceiling fan

OUTSIDE
To the front is a concrete and pebbled driveway providing off road parking for two vehicles. A timber gate provides access to a shared paved pathway running along the side of the property. There is a covered UPVC porch over the side entrance door together with a chrome sensor-operated up and down light. A further timber gate provides access into the enclosed rear garden. To the rear is a landscaped garden with a large L-shaped paved patio area, ideal for outdoor dining and entertaining. Double external power socket to the side of the sitting / dining room and outside lighting to the rear of the property. An attractive lawned garden is intersected by a central paved pathway leading towards a water feature / pond. A further paved patio area sits in front of a large timber wood store, with a separate timber shed benefitting from power. Planted borders run to two sides and the garden is enclosed by timber panel fencing.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

Non standard construction
This property is non-standard (system built) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.